

AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Tuesday, January 2, 2007, 7:30 p.m.

or upon completion of Inland Wetland Agency Meeting

Council Chambers, Audrey P. Beck Municipal Building

Minutes: 12/18/06

Scheduled Business

7:30 p.m. Public Hearing Continuation

PZC-proposed revisions to the Zoning Map and Zoning Regulations, file #907-29

Memo from Director of Planning

8:00 p.m. Public Hearing Continuation

Special Permit Application, Proposed Expansion of Gibbs Oil Company gasoline service station/convenience store, 9 Stafford Road, File #404-3

Memo from Director of Planning

Other Old Business

1. Zoning Agent's Report

A. Monthly Activity

B. Enforcement Update

C. Update on Hall site restoration, trailer removal activities

D. Other

2. Subdivision Application, Dunham Farm Estate, 3-lots on S. Eagleville/Dunham Pond Roads,

EJK Properties LLC., Applicant, File #1252 (35 Days after IWA action)

Report from Open Space Preservation Committee

3. Subdivision Application, Bennett Estates, 3 lots on Ash Street/South Frontage Road,

D+S Properties LLC., o/a, File #1253 - M.A.D. 1/10/07

4. Request for site modification, driveway at 452 Storrs Road, Home Selling Team, File #510-2

5. Proposed rezoning from R-20 to PB-1, Property at 93 Conantville road, B. & C. McCarthy, o/a, File #1254 (To be tabled – Public Hearing scheduled for 1/16/07)

6. Bonding/Subdivision Issues:

Report from Director of Planning

a. Maintenance Bond, Maplewoods, Section 2, Max Felix Drive, File #974-3

b. Pine Grove Estates, File #1187-2

c. McFarland Acres, File #877-3

d. Baxter Road Estates, File #1229

e. Windswept Manor, File #1198

f. Maintenance Bond Scottton/Sheffield Drives- Chatham Hill Section 2, File #1131-2

g. Sawmill Valley Estates, File #1228

h. Other

8-24 Referral Proposed acceptance of

· Jackson Lane-File #1231

Report from Director of Planning

Presentation by Earth Tech on Four Corners Area Sewer Study

(Scheduled for 1/16/07)

Potential Revisions to PZC/IWA Fee schedule

(Awaiting staff report)

Presentation by Paula Stahl from the Green Valley Institute on Open Space Subdivisions

(to be scheduled for February or March)

Other

New Business

Review of water supply requirements-DMR, ARH & PRD Zones.

Memo from Director of Planning

Other

Reports from Officers and Committees

Chairman's Report

Regional Planning Commission

Regulatory Review Committee

Other

Communications and Bills

Notice of 1/10/07 ZBA Meeting

12/5/06 Minutes Downtown Partnership Inc. Directors Meeting

11/13/06 letter from UConn to DEP RE: Water Supply System Improvements

12/19/06 letter from UConn to DPH RE: Consent Order/Water and Sewer Master Plan Study

12/18/06 letter from DOT RE: proposed drainage on Storrs Road

Invitation from the Agricultural Committee to attend 1/3/07 meeting with CT. Farmland Trust

12/14/06 UConn Advance Article RE: proposed education park

Other